

Minutes - Regular Meeting - Fayette County Regional Planning Commission

Tuesday, September 4, 2012 – 6:30 P.M. – Bill G. Kelley Criminal Justice Center – Somerville, TN

The meeting was called to order at 6:30 P.M. by Chairman Harris Armour, who gave the invocation and led the Pledge of Allegiance.

Members Present:

Joann Allen
Harris Armour
Dwain Beydler
Annette Cutliff
Will Gresham
Antoine Logan
Eugene McFerren
Gordon Tomlin

Members Absent:

Buck Clark

Staff Present:

John Pitner, Planning Director
Esther Sykes-Wood, Assistant Planner

APPROVAL OF AGENDA

On a motion by Gresham, seconded by Allen, the regional planning commission voted unanimously to approve the printed agenda, taking Items 5.A, 3.B and 4.A first to accommodate the parties in interest.

APPROVAL OF MINUTES

On a motion by Allen, seconded by McFerren, the RPC voted unanimous approval of the May minutes.

OTHER BUSINESS – POPULATION AND GROWTH STUDY PRESENTATION

Mr. Steve Redding discussed with the planning commission the findings and forecasts of his population and growth projections study of Fayette County, noting particularly the county's status as third in the state in both medium household income and medium home values. Also he emphasized that commuting patterns demonstrate an extensive dependence of Fayette County residents on Shelby County for employment as well as pointed out that the county has a high rate of migration both in and out. His population projections to 2030 ranged from 57,627 to 68,308, and he noted that major new sources of employment deriving from the Rossville rail switchyard and/or the Haywood County megasite could significantly boost those numbers.

NEW BUSINESS – PROPOSED SUBDIVISION ROADS DESIGN IN CIVIL DISTRICT 7

Pitner outlined for the RPC the proposal of landowner Steve Keltner to install a parkway design dual entrance for a prospective subdivision of his 90 acre tract (Tax Map 105, Parcels 4.03 and 4.06) on the west side of Canadaville Loop in Civil District 7. The tract's total frontage is less than 200 feet, perhaps as little as 125 feet, and the question before the planning commission was whether the separation between the roads would be sufficient for treatment as separate accesses, or whether it must be regarded as only one access, which would make the road a dead-end. Because the tract is over 4,000 feet deep the question is critical, as a dead-end road cannot exceed 1,400 feet length, which would leave most of the tract inaccessible for anything more than perhaps four large lots. Pitner pointed out that the site was within a "Planned Growth Area" and that the three tracts to the south were of similar depth and configuration, so that by allowing the design with appropriate reservations for future roads (required at the time of actual subdivision) there would be facilitated the establishment of an adequate and well-connected road system in an area designated for development. There ensued by the commission many questions and much discussion, most notably Beydler's suggestion that the two entrances each

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should be one-way (the north “in” and the south “out”), and Gresham’s advocacy that TDOT should be consulted as to the safety of the design. Ultimately, the matter was tabled pending staff’s report of TDOT’s views. (Note: submission of this matter prior to any engineered design or other significant expenditure of money by the developer or of time by the staff or commission reflects the staff’s view that such pivotal questions should be decided at the outset of a project whenever possible).

OLD BUSINESS – SURRENDER OF FUTURE ROAD RIGHT-OF-WAY

Pitner reported that in accordance with the planning commission’s decision in May 2012 he had written Mr. David Nicholson (copy appended) to solicit his view, as owner of the property that would be accessed by the subject reservation, of the request of Mr. John Turek and Mr. Harold Evans that the reservation be eliminated and the land conveyed to them. He said the letter was sent by certified mail with proof of receipt returned (copy appended) and that he had received no reply of any kind, and he restated his support of the Turek/Evans request, repeating his explanation that the reservation was now and always had been useless for connectivity. With little discussion a motion was made by Cutliff, seconded by Allen, and approved unanimously to send the request on to the county commission with a recommendation for approval.

NEW BUSINESS – PROPOSED ZONING AMENDMENTS:

FEES – The RPC delayed discussion of this proposed amendment until Office Manager Jaclyn Smalley could be present, as it is her proposal and of the staff she is most knowledgeable about the matter.

COVES AND COMBINED ACCESS DRIVES – These amendments would allow in the R-1 district the construction of a turn-around terminus at the end of an existing dead-end county road where one does not exist, notwithstanding the generally applicable prohibition of road construction in R-1, as well as broaden the allowance of “combined access” road construction in the R-1 district to provide not only that such drives may be “required” but also simply “authorized” by the planning commission, allowing a landowner to initiate the proposal. On a motion by Beydler, seconded by McFerren, the RPC voted 8 to 0 to authorize initiation of this proposed amendment.

ROAD CONSTRUCTION AND SLOPE EASEMENTS – This amendment would bar placement of any building within any road construction or slope easement shown on a recorded subdivision plat, which Pitner noted had become far easier to monitor and administer with the planning department’s GIS system; and on a motion by Allen, seconded by Beydler, the RPC voted unanimously to authorize initiation of this proposed amendment.

DETENTION BASIN VARIANCES – This amendment would exclude the board of appeals from any variance review over the subdivision detention basin provisions adopted in 2010, since those provisions are matters of design and not “hardship” and thus have stipulated oversight by the public works board and the regional planning commission only. On a motion by Gresham, seconded by Tomlin, the RPC voted unanimously to authorize initiation of this proposed amendment.

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RECREATIONAL VEHICLES AND TRAVEL TRAILERS – These amendments would allow a (one) motor home or travel trailer to be connected to utilities on a lot without being treated as a building, provided the vehicle has a current tag, operative wheels and tires, and no built structure attached, even if the vehicle is occupied. Following some discussion and Pitner’s entreaty that the proposal be advanced as the very best effort of two days of complex and comprehensive staff debate, a motion was made by Gresham, seconded by McFerren, and approved 6 to 1 to authorize initiation of this proposed amendment. Voting “no” was Cutliff and Allen did not vote.

OTHER BUSINESS – CURRENT GIS LABORS

This item was postponed.

OTHER BUSINESS – BUDGET

Pitner reported that to date his budget request had encountered no difficulties.

OTHER BUSINESS – WORK SESSION DATE

The RPC set a date of October 1, 2012, 6:30 P.M., at the planning office for a work session to discuss the land use plan process.

It was agreed that each member of the planning commission present would receive one (1) hour continuing education credit for the population and growth study presentation by Steve Redding.

Thereupon the meeting was adjourned.

Will Gresham, Secretary

Date Approved